



DEPARTMENT OF COMMUNITY SERVICES  
PLANNING DIVISION  
TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CT 06107-2431  
TEL: (860) 561-7555 FAX: (860) 561-7504  
[www.westhartford.org](http://www.westhartford.org)

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan  
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

File # 1310 Application Fee \$640 Surcharge Fee \$60 Date Received 5.19.17  
2626 Albany Ave West Hartford, CT 06117

Street Address

0031 2 2626

Lot or Parcel # \_\_\_\_\_ Acreage/Lot Area \_\_\_\_\_ Zone \_\_\_\_\_

To lease space for a childcare center

Applicant's Interest in Property: \_\_\_\_\_

Brief Description of Proposed Activity: To operate a childcare and preschool center

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

Beth El Temple

Bright & Early West Hartford, LLC

Record Owner's Name

2626 Albany Ave

Applicant's Name

35 Mountain Farms Rd

Street

West Hartford CT 06117

Street

West Hartford CT 06117

City

860 233-9696

State

Zip

City

860 301-1336

State

Zip

Telephone #

Telephone #

Contact Person:

Rabbi Howard Sowalsky

Applicant's Signature

Name

2626 Albany Ave

Street

West Hartford CT 06117

Signature of Owner/Authorized Agent

City

860 233-9696

State

Zip

hsowalsky@bethelwh.org

Telephone #

E-Mail

U: sd/TPZ/Templates/PermitApplicant August 2011

RECEIVED

MAY 19 2017

PLANNING & ZONING DIVISION  
Town of West Hartford, CT

## Bright & Early Children's Learning Center

### West Hartford Program

#### **The Need**

As West Hartford continues to grow with regards to population, affluence, and national prominence, its child care facilities have not matched that rate of growth. West Hartford is an underserved market and there is a dearth of options for child care.

#### **The Solution**

Bright & Early Children's Learning Centers is proposing to open a new child care center at 2626 Albany Avenue in West Hartford. The Center will operate on the physical premises of Temple Beth-El and will be open to the general public. Bright & Early will provide child care, early education, and after school programs to children from infants aged 6 weeks through school age. Bright & Early will service children in the following age categories: Infant, Toddler, Preschool, & School Age.

#### **About Us**

Bright & Early is a highly regarded and high end provider of child care facilities with three locations in Middletown, North Branford, and Old Saybrook CT. Bright & Early was founded and is solely owned by April Lukasik in 1997. Currently over 250 children are enrolled at Bright & Early Centers. Centers are designed to cater to the high end of the market by providing the highest level of care and the nicest facilities at competitive rates. Bright & Early has a proprietary education system developed over 20 years to individualize each child's learning experience. Teachers are degreed, certified, and experienced professionals in the industry.

#### **Management**

April Lukasik has over 20 years experience in the Child Care industry. A lifelong Connecticut native, she currently resides in West Hartford.

A full-time onsite Director and Assistant Director will be hired for the West Hartford location.

#### **Employment**

Bright & Early will seek to hire a staff of 25 full-time employees paying above average wages with health, retirement, and other benefits to its employees. All employees will be prescreened and credentialed, and Bright & Early will hire at a 4:1 ratio (4 students to 1 staff member) for children under the age of 3 years old, 1:10 (10 students to 1 staff member) for children over the age of 3 years.

#### **Classrooms and Facilities**

Bright & Early will build 12 classrooms in its West Hartford location. 2 classrooms will be designated for infants, 5 classrooms will be designated for toddlers, and 5 classrooms will be designated for preschoolers. There will also be a common room for all ages.

Bright & Early Children's Learning Center

West Hartford Program

Full outdoor play space featuring BigToys brand early childhood playground equipment will be installed on site.

Child restrooms, and administrative facilities will also be incorporated.

**Hours of Operation**

Bright & Early will be open Monday thru Friday year round from 6:30 am to 6:00 pm.

**Traffic**

Pickup and drop off will use the existing rear entrance to the building at 2626 Albany Avenue set back from Albany Avenue. Ample parking is available for parents and staff. Traffic patterns will not change.



2626 Albany Ave.  
West Hartford, CT 06117

May 19, 2017

To: Todd Dumais, Town Planner – Town of West Hartford

Please find enclosed 13 copies of the West Hartford Town Planning & Zoning Application for Bright & Early West Hartford, LLC.

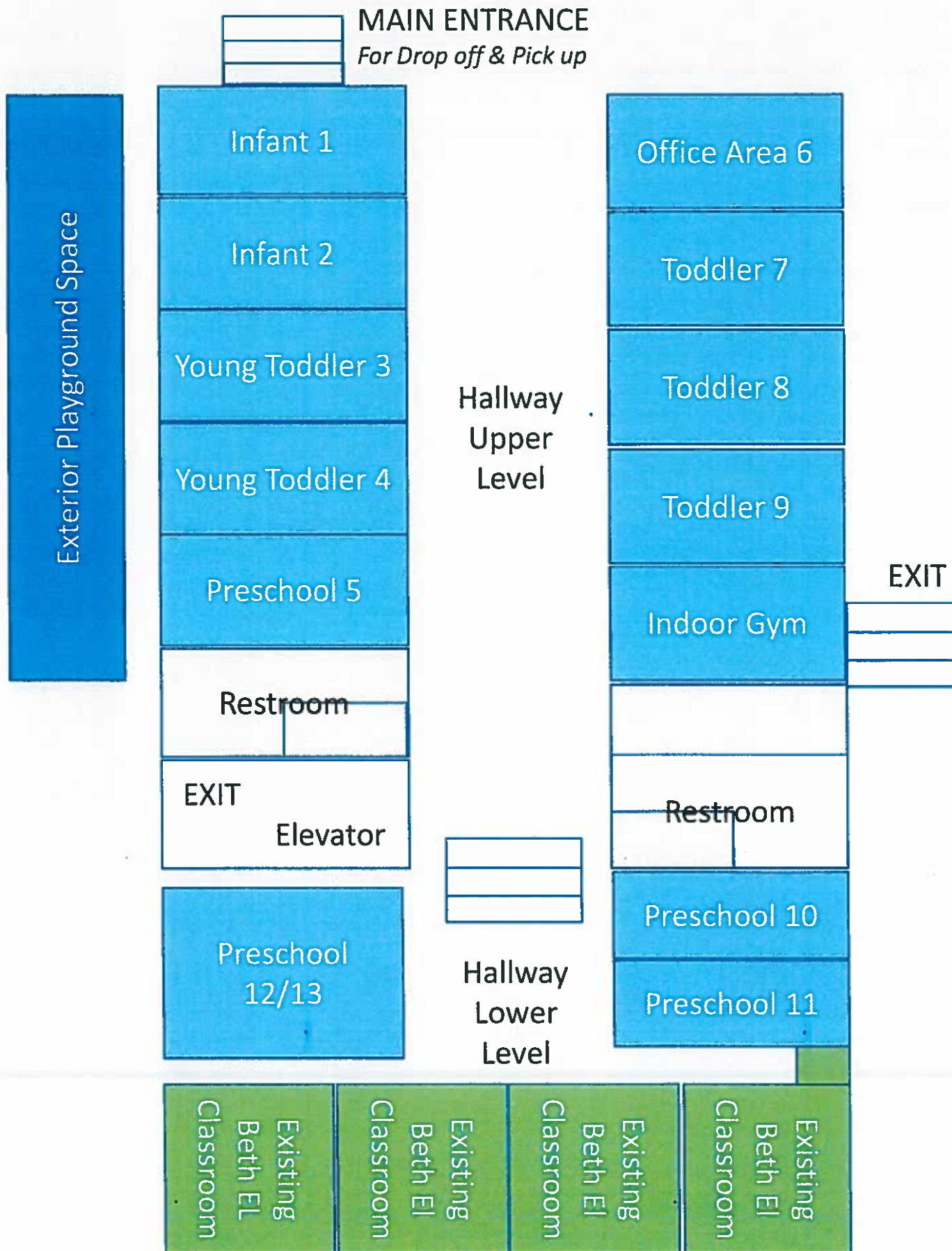
Also enclosed is check # 327 for \$700.00 to cover the Special Use Permit Application Fees. The estimate for square feet is 5,400.

I look forward to the hearing on July 10, 2017.

Thank you,

A handwritten signature in blue ink, appearing to read "April Lukasik".

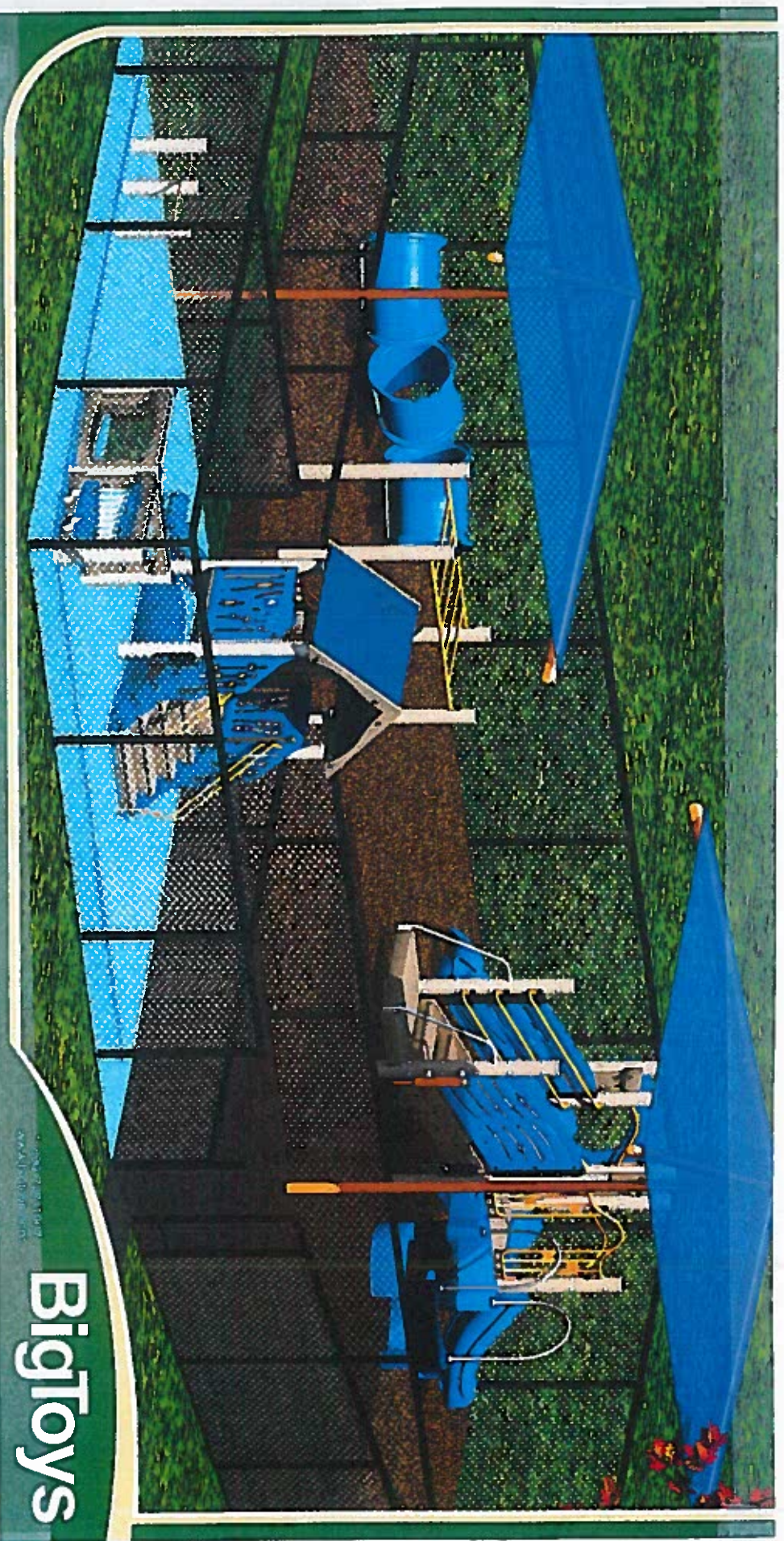
April Lukasik  
President  
Bright & Early Children's Learning Centers





Bright & Early  
Children's Learning Center's  
2626 Albany Ave.  
West Hartford

Example of playground equipment to be installed at Bright & Early West Hartford location.



BigToys

Bright & Early  
Children's Learning Centers  
2626 Albany Ave.  
West Hartford, CT

## REQUESTED SIGNAGE AREAS

1 - BUILDING MOUNTED SIGN ON  
REAR WALL OF BUILDING TO  
MAIN B&E ENTRANCE

2 - DIRECTIONAL SIGNS TO BE PLACED:

- ON ALBANY AVE TO DIRECT CLIENTS TO REAR  
DROP OFF
- ON WAY TO REAR DROP OFF TO DIRECT CLIENTS  
TO BACK OF BUILDING

